

ORDER OF AN EXECUTIVE OFFICER

To: Skyhigh Properties Inc.
“the Owner”

And To: Kamaljeet Dhaliwal
“the Owner”

And To: Sukhpal Khera
“the Owner”

And To: Holly Peters
“the Owner”

RE: Those housing premises located in Calgary, Alberta and municipally described as:
12 Skyview Link NE – Main Floor/Front Suite

WHEREAS I, an **Executive Officer of Alberta Health Services**, have inspected the above noted premises pursuant to the provisions of the Public Health Act, RSA 2000, c. P-37, as amended;

AND WHEREAS such inspection disclosed that the following conditions exist in and about the above noted premises which are or may become injurious or dangerous to the public health or which might hinder in any manner the prevention or suppression of disease, namely:

- a. The suite did not have any food preparation facilities, and the occupant did not have access to the kitchen located in the upper-floor unit. The bathtub was being used to wash dishes.
- b. The owner did not provide cooking or refrigeration equipment in the suite.
- c. There was no weatherstripping along the perimeter of the garage door; a draft of cold air was emanating into the suite from the closed door.

AND WHEREAS such inspection disclosed that the following breaches of the Public Health Act and the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards exist in and about the above noted premises, namely:

- a. The suite did not have any food preparation facilities, and the occupant did not have access to the kitchen located in the upper-floor unit. The bathtub was being used to wash dishes. This is a contravention of section IV(14)(a)(i) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a kitchen sink that is supplied with potable hot and cold water and suitably sized to allow preparation of food, washing utensils and any other cleaning operation. It is also a contravention of section IV(14)(a)(ii) which states that: Every housing premises shall be provided with a food preparation area, which includes: cupboards or other facilities suitable for the storage of food; and it is a contravention of section IV(14)(a)(iii) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a

counter or table used for food preparation which shall be of sound construction and furnished with surfaces that are easily cleaned.

- b. The suite was not equipped with any refrigeration or cooking appliances. This is a contravention of section IV(14)(a)(iv) of the Minimum Housing and Health Standards which states that: Every housing premises shall be provided with a food preparation area, which includes: a stove and a refrigerator that are maintained in a safe and proper operating condition. The refrigerator shall be capable of maintaining a temperature of 4 degrees C.
- c. There was no weatherstripping along the perimeter of the garage door; a draft of cold air was emanating into the suite from the closed door. This is a contravention of section III(2)(b)(i) of the Minimum Housing and Health Standards which states that: All windows and exterior doors shall be; maintained in good repair, free of cracks and weatherproof.

NOW THEREFORE, I hereby **ORDER** and **DIRECT**:

- 1. That the Owner immediately undertake and diligently pursue the completion of the following work in and about the above noted premises, namely:
 - a. Install a suitably sized kitchen sink supplied with potable hot and cold water, cupboards, and a table or counter for food preparation purposes.
 - b. The owner did not provide cooking or refrigeration equipment in the suite.
 - c. Weatherproof the garage door to close all gaps.
- 2. The work referred to in paragraph 1 shall be completed by **May 28, 2025**.

The above conditions were noted at the time of inspection and may not necessarily reflect all deficiencies. You are advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

DATED at Calgary, Alberta, May 14, 2025

Confirmation of a verbal order issued to Holly Peters (Property Manager) on May 14, 2025.

Executive Officer
Alberta Health Services

You have the right to appeal

A person who a) is directly affected by a decision of a Regional Health Authority, and
 b) feels himself aggrieved by the decision

may appeal the decision by submitting a Notice of Appeal form within ten (10) days after receiving the order to:

Public Health Appeal Board
c/o Central Reception
Main Floor, ATB Place North Tower

10025 Jasper Avenue NW
Edmonton, Alberta, T5J 1S6
Phone: 780-222-5186
Fax: 780-422-0914
Email: HealthAppealBoard@gov.ab.ca
Website: <https://www.alberta.ca/public-health-appeal-board.aspx>

A Notice of Appeal form may be obtained by contacting the Public Health Appeal Board or visiting their website.

Health Legislation, Regulations and Standards

Electronic versions of the Public Health Act and Regulations are available at the Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Health Legislation and regulations are available for purchase. Please contact Alberta King's Printer Bookstore 10611 - 98 Avenue, Main Floor, Park Plaza, Edmonton, Alberta, T5K 2P7 or <https://www.alberta.ca/alberta-kings-printer.aspx>.

Copies of standards are available by visiting: <https://www.alberta.ca/health-standards-and-guidelines.aspx>

Copy City of Calgary Building Codes

Calgary • Southport • Environmental Public Health

10101 Southport Road SW, Calgary, Alberta, Canada T2W 3N2

<https://www.ahs.ca/eph>